

Not-for-profit Organizations:

- Religion
- Arts and Culture
- Education
- Government
- Recycling
- Transit Stop

Residential:

Premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month’s duration.

Lodging:

Premises available for short-term human habitation, including daily and weekly letting.

Office:

Premises available for the transaction of general business but excluding retail sales and manufacturing activity.

Retail:

Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing activity.

Mixed-Use:

Premises available for Residential, Lodging, Office, and Retail uses as described above.

B . THE MASTER PLAN
4 . DEVELOPMENT CODE

a . USE STANDARDS

THE DEVELOPMENT CODE CONSISTS OF FOUR MAIN DOCUMENTS: THE USE STANDARDS, the Urban Regulations, the Building Types (three categories) and the Architectural Regulations.

All building designs shall be submitted to the Planning Department for conformity to the Development Code and Regulating Plan.

Variances to these provisions may be granted on the basis of architectural merit, site conditions, or hardship, provided such variances are consistent with the intent of the Code.

The Use Standards are a matrix of text which designates the uses permitted in each of the sections to be regulated. The uses include residential, lodging, office, commercial and manufacturing, to various degrees, with emphasis on allowing flexibility insofar as possible. Parking needs are correlated to the various combination of uses.

The Neighborhood Edge is the least dense, most purely residential sector of the neighborhood. There is no such designation in the Downtown Master Plan. The Neighborhood Edge sector exists most typically closest to the canyons, except at the new South Rim.

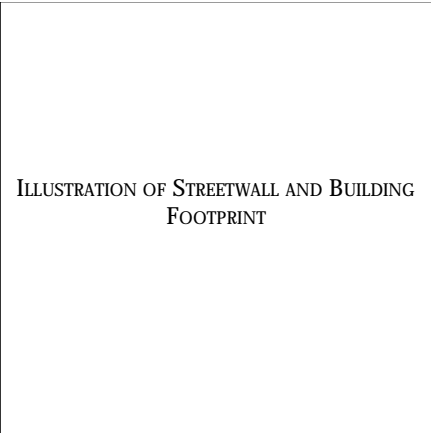
The Neighborhood General sector is mixed, and contains principally residential and office uses. It has a generalized character, and is usually the largest area of the neighborhood. In this Master Plan, the Neighborhood General sector occurs mainly in the East End and part of the South Rim.

The Neighborhood Center sector serves social and commercial activities and basic civic and retail needs. It is usually at a central location, within walking distance of the surrounding, primarily residential, areas. In this Master Plan, there is a Neighborhood Center sector in the area of the Mari-Mac shopping center.

The Town Center sector is the most dense business, service, and institutional center of a town. It is usually shared by several neighborhoods. It always straddles thoroughfares at their most active intersections. It is usually within walking distance of a large residential catchment. The Town Center sector for Los Alamos is located along the new Main Street from Nectar Street to the South Rim, and between 15th and 20th Street.

Appropriate uses for the Civic locations are listed. Uses prohibited throughout the Downtown District will be determined by County Planning.

ZONING
CATEGORY



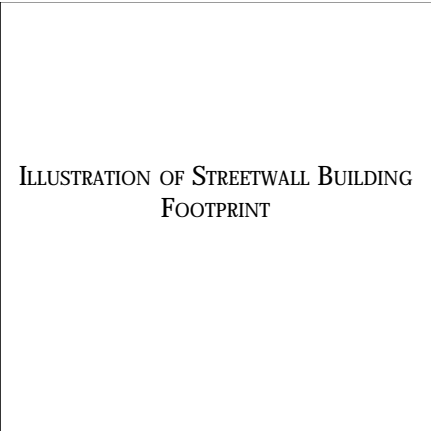
STREET WALL: is the building facade or an attached arcade facing the street.

ARCADE: is a series of arches linked together, usually as an element of a building.

Dumpsters shall be located in the rear 50% of the lot and be screened with walls and/or planting.

Delivery docks shall be located in the rear 50% of the lot and be screened if facing the street.

SUMMARY OF DIMENSION
Lot Width
Wall Setback
Wall Height
Frontage Required
Frontage Setback
Side Setback Width
Rear Setback Depth



B . THE MASTER PLAN

4 . DEVELOPMENT CODE

b . URBAN REGULATIONS

THE URBAN REGULATIONS ARE A MATRIX OF TEXT AND DRAWINGS WHICH REGULATE THOSE aspects of private buildings which affect the formation of the public realm. The Urban Standards vary according to the four sectors of the Regulating Plan: the Town Center, the Neighborhood Center, General and Neighborhood Edge (the latter not indicated on the Downtown Master Plan).

The frontages for each parcel are indicated on the Regulating Plan by a heavy, dark line. The requirements for each building within a zone will be keyed off these frontage lines. The streetwall indicates a wall or fence located within a certain distance of the front property line. The percentage of building that must meet that streetwall requirement is described, as well as minimum and maximum heights for both walls and buildings. Minimum lot widths, side and rear setbacks are also indicated for new buildings.

Parking location is not indicated, but is not permitted in front of buildings (except within the street right of way). Access to parking must be from alleys, unless part of a Park Once plan. No new driveway can exceed 12’ in width at the curb, and limited to 1 driveway per block. Further information is provided in the section on architectural types.

The Urban Standards always define the Private Frontages of each project, encouraging the provision of certain building elements which influence social behavior, such as stoops and porches. The Standards may also encourage certain building types in order to affect a range of age, income and occupation such as live/work buildings and out-buildings.

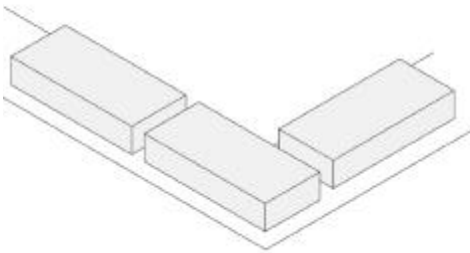
The Architectural Types that follow are approved building configurations that are appropriate for each zone. Additional Architectural Types may be considered on an individual basis.

Type CL

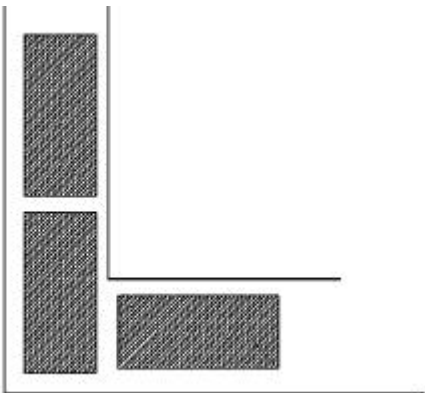
Commercial Loft - Two Story

TYPE DESCRIPTION

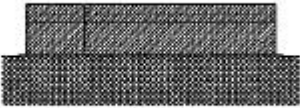
A mixed-use building lining the street with parking hidden behind.



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

1 Lot Width: 40'-50'

2 Street Frontage: 80 percent minimum

3 Lot Depth: 100'-130'

4 Building Depth: 40'-80'

PARKING

1 Interior surface lot or structured lot

2 Alley access

HEIGHT AND PROFILE

1 Height: 1-2 Stories average

USE

1 Office, retail, restaurant, hotel, residential

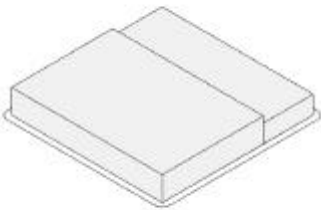
REGULATING PLAN LOCATION

Town Center


Type RO

Retail/Office w/Added Office Upstairs

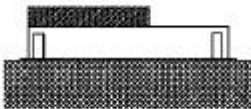
TYPE DESCRIPTION



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

1 Existing rectangle: 130' x 220' approximately

PARKING

1 On-street or in adjacent lots

HEIGHT AND PROFILE

1 Height: 2 stories or partial 2 story

USE

1 1st Floor: Existing commercial, retail or office

2 2nd Floor: Office, residential

REGULATING PLAN LOCATION

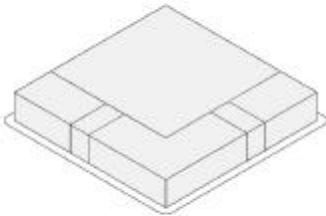
Town Center

Type WB

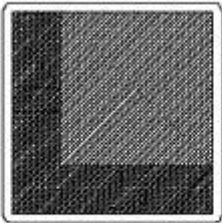
Wrapped Box

TYPE DESCRIPTION

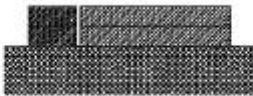
Large single-use wrapped with mixed use space that is more interesting, interactive with the street.



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

1 Lot Width: 100'-250'

2 Street Frontage: 75 percent minimum

3 Lot Depth: 100'-250'

4 Building Depth Box: 100'-250'

Building Depth Wrapper: 20'-50'

PARKING

1 Part of a park-once area

2 Parking provided on-street and in common structures

HEIGHT AND PROFILE

1 Height: 1-2 Stories

USE

1 Box: office, retail, theater, parking

2 Wrapper: 1st Floor: office, retail, restaurant

Wrapper: 2nd Floor: office, retail, restaurant, residential

3 Wrapper located at all street frontages

REGULATING PLAN LOCATION

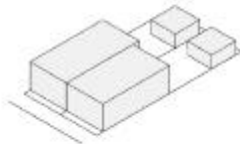
Town Center

Type LW

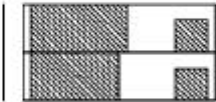
Live/Work

TYPE DESCRIPTION

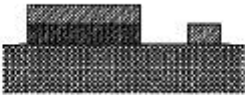
Zero-lot line townhouses with rear yard garage and commercial entitlements



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

1 Lot Width: 20'-30'

PARKING

1 Resident: 2 spaces, rear garage, alley access

2 Guest: 1 space, on-street

HEIGHT AND PROFILE

1 Height: 3 stories maximum

USE

1 1st Floor: residential, home office, professional office, B&B, restaurant, retail (2 employees maximum)

2 2nd Floor: residential

REGULATING PLAN LOCATION

Town Center

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Los Alamos Main Street Future Committee
Los Alamos, New Mexico

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B. THE MASTER PLAN
4. DEVELOPMENT CODE
C. TOWN CENTER ARCHITECTURAL TYPES

THE FOUR ARCHITECTURAL TYPES FOR THE TOWN CENTER ALL DEFINE THE INTENSITY OF use and space for the Main Street. These types offer direction for the place- ment, parking, height and profile, and use of new development projects with- in this sector.

Type CL is a two story Commercial Loft with multiple uses allowed and the frontage delineated in 40'-50' increments. Parking is to the rear accessed through an alley.

Type RO is an existing one story building with an additional new floor for office or residential. Parking would be shared in Park Once.

Type WB is a new wrapped box, a large single use (medium box, theater, park- ing structure) wrapped with mixed use spaces in smaller frontage increments. Parking is in Park Once.

Type LW is a Live/Work building that is an attached townhouse with the allowance for commercial space within the first floor. Parking is self-parked to the rear.

These examples are approved types intended to facilitate rapid review and approval through an administrative process. Other architectural types may be submitted for approval.



B. THE MASTER PLAN

4. DEVELOPMENT CODE

d. NEIGHBORHOOD CENTER ARCHITECTURAL TYPES

THE FOUR ARCHITECTURAL TYPES FOR THE NEIGHBORHOOD CENTER ARE APPROPRIATE TO the urban fabric of eastern core of Downtown. These types offer direction for the placement, parking, height and profile, and use of new development within this sector.

Type CL-1 is a one story Commercial Loft with multiple uses allowed and the frontage delineated in 40'-50' increments. The building is tall enough for a mezzanine level. Parking is to the rear accessed through an alley.

Type RC is a building with commercial uses on the ground floor and residential above. Parking would be shared in Park Once.

Type TH is a townhouse, attached units with rear yards and garages. Professional office is permitted.

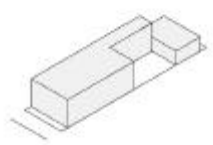
Type CB is a courtyard building with multiple uses allowed. The court is accessible from the street. Parking is shared as part of Park Once as well as self-parked.

Type TF

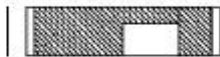
Townhouse/Flat

TYPE DESCRIPTION


Townhouse stacked on top of walkout flat on a sloped site



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

- 1 Lot Width: 20'-30'
- 2 Street Frontage: 80 percent minimum
- 3 Lot Depth: 50'
- 4 Building Depth: 50'

PARKING

- 1 Resident: 3 car garage, driveway / alley access

HEIGHT AND PROFILE

- 1 Height: 3 stories maximum

USE

- 1 Residential, home office, professional office (1 employee maximum)

REGULATING PLAN LOCATION

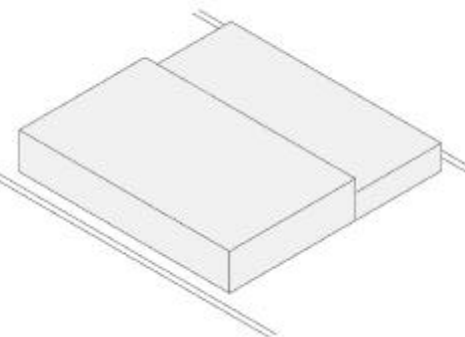
- Town Center
- Neighborhood Center
- Neighborhood General

Type CW

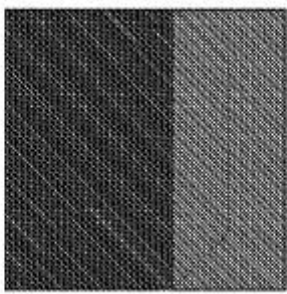
Commercial Walkout

TYPE DESCRIPTION


Commercial building on a sloped site with tuck under parking hidden behind commercial space.



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

- 1 Lot Width: 100'-300'
- 2 Street Frontage: 80 percent minimum campus street
- Street Frontage: 70 percent minimum Trinity Drive
- 3 Lot Depth: 150'-200'
- 4 Building Depth: 70'-120'

PARKING

- 1 Tuck under (wrapped with other uses) or structured lot
- 2 Self park at 3 cars / 1000 sq. ft. including on-street

HEIGHT AND PROFILE

- 1 Height: 2-3 stories

USE

- 1 Office, retail (ancillary uses), restaurant

REGULATING PLAN LOCATION

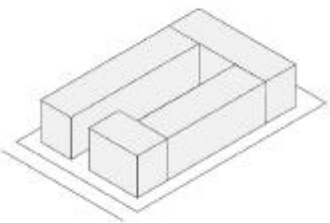
- Town Center
- Neighborhood Center
- Neighborhood General

Type LC

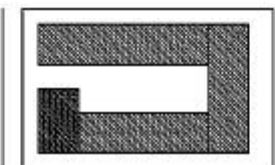
Loft/Courtyard Building

TYPE DESCRIPTION


A combination commercial loft in front and courtyard building in back on a sloping site with tuck-under parking



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

- 1 Lot Width: 150'-200'
- 2 Street Frontage: 80 percent minimum
- 3 Lot Depth: 150'-180'
- 4 Building Depth: 80'-120'

PARKING

- 1 Tuck under structure
- 2 Self-park at 3/1000 sq. ft. on street

HEIGHT AND PROFILE

- 1 Height: 2-3 stories

USE

- 1 Loft: Office, retail, restaurant, hotel
- 2 Courtyard House: Residential, hotel
- 3 Wrapper: Residential, hotel

REGULATING PLAN LOCATION

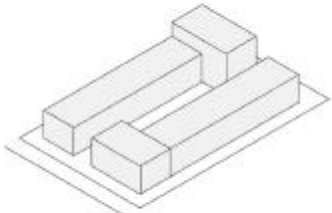
- Town Center
- Neighborhood Center
- Neighborhood General

Type SC

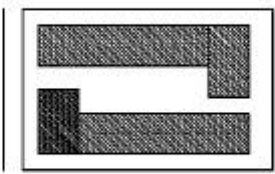
Stepped Courtyard

TYPE DESCRIPTION


Courtyard Building on a sloped site with tuck-under parking



AXONOMETRIC



PLAN



SECTION

URBAN REGULATIONS

PLACEMENT

- 1 Lot Width: 150'-200'
- 2 Street Frontage: 80 percent minimum
- 3 Lot Depth: 150'-180'
- 4 Building Depth: 80'-120'

PARKING

- 1 Side of building and tuck-under (wrapped by other uses)
- 2 Self-park at 1.5 cars / unit on street

HEIGHT AND PROFILE

- 1 Height: 2-3 stories

USE

- 1 Residential, hotel, retail, office

REGULATING PLAN LOCATION

- Town Center
- Neighborhood Center
- Neighborhood General

MASTER PLAN Downtown Los Alamos
Los Alamos Main Street Future Committee
Los Alamos, New Mexico

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B. THE MASTER PLAN

4. DEVELOPMENT CODE

e. NEIGHBORHOOD GENERAL ARCHITECTURAL TYPES

THE FOUR ARCHITECTURAL TYPES FOR THE NEIGHBORHOOD GENERAL ZONE DEFINE A more residential and office character for the East End and South Rim sectors. These types offer direction for the placement, parking, height and profile, and use of new development within these sectors.

Type TF is a townhouse above a flat (apartment), attached units with rear yards and garages. This is meant for sloped sites. Professional office is permitted.

Type CW is a multi-story Commercial Walkout with multiple uses allowed. The type is appropriate for the office campus area of the South Rim. Parking is tucked under the building accessed through an alley or driveway.

Type LC is an loft/courtyard building with commercial uses in the front and residential courtyard housing to the rear. Parking would be tucked under the building.

Type SC is a stepped courtyard building with multiple uses allowed. The court is accessible from the street. Parking is shared as part of Park Once as well as self-parked.